

Applicant	Hammocks at Edgewood Developers, Inc.	
Request	Plat Approval	
Location	2807 SW 15 th Avenue	
Legal Description	A portion of Tracts 25 and 26, F.A. Barrett's Subdivision, P.B.1, P.46, D., together with a portion of Parcel "A", Lauderdale Amended, P.B. 36, P. 14, , together with a portion of Lots 1 and 2, Block 13, and a portion of the 10' and 15' alleys contiguous to said Lots 1 and 2, Lauderdale, P.B. 9, P.61.	
Property Size	30,9, 532 sq. ft. or 7.106 acres	
Zoning	MHP (Mobile Home Park)	
Existing Use	Residential	
Future Land Use Designation	Residential Medium-High	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Objective 5	
Other Required Approvals	City Commission, by Resolution	
Applicable ULDR Sections	Sec. 47-25.2, Adequacy Requirements Sec. 47-24.5 Subdivision Regulations	
Notification Requirements	Sign notice 15 days prior to meeting (Sec .47-27.4.A.1.)	
Action Required	Recommend approval or denial of the Plat to the City Commission	
Project Planner Authorized By Approved By	Name and Title	Initials
	Michael B. Ciesielski, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
	Marc LaFerrier, AICP, Planning & Zoning Director	

Request:

The applicant proposes to plat this property in order to build one hundred and thirty-six (136) townhouses and a two thousand (2,000) square foot recreation building on the site.

Property/Project Description:

This 7.1 acre parcel of land is located west of SW 15th Avenue between SW 28th and SW 30th Streets. A Location Map is attached as **Exhibit 1**. There are currently one hundred and fourteen (114) mobile homes and one (1) four-plex apartment building on this site.

The land use designation is Residential Medium-High which would permit up to twenty-five (25) units per acre. On June 24th, 2005, the Broward County Planning Council provided the applicant with a letter confirming that, based on the current land use designation, the proposed number of residential units for this site (136) was below the maximum number of units allowed for this site (162). A copy of this letter is attached as **Exhibit 2**.

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires the City to be consistent with Broward County regulations for platting.

Staff Determination:

The plat was reviewed by the Development Review Committee (DRC) on April 26, 2005 and all comments have been addressed. Signoffs from the City Surveyor, the Engineering Design Manager have been obtained, with the conditions that, prior to City Commission submittal, the applicant make revisions in the Plat title that would include “city, county, and state”.

Pursuant to Sec. 47-25.2.F., Adequacy Requirements, residential plats are required to contribute a minimum of three acres property per one thousand (1,000) residents, or a cash equivalent value, prior to receiving sign-off of the Plat by the Planning & Zoning Board Chairman. To satisfy this requirement, the applicant must pay a cash equivalent fee of one hundred and two thousand, eight hundred and sixteen (\$ 102, 816) dollars towards a Parks and Open Space Impact Fee to the City of Fort Lauderdale’s Parks and Recreation Department. This amount represents the cash equivalent value contribution as required under Section 47-25.2.F.

Planning & Zoning Board Review Options:

The applicant has submitted a narrative outlining how this proposed plat complies with Section 47-24.5, *Subdivision Regulations* and 47-25.2, *Adequacy Requirements*. These narratives are included in **Exhibit 3**. The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of Sections 47-24.5, *Subdivision Regulations*, and 47-25.2, *Adequacy Requirements*, and shall forward its recommendation to the City Commission.

Should the Planning and Zoning Board determine that this plat meets these provisions, staff recommends that the following condition be included,

1. Prior to City Commission submittal, the applicant provide revised the title block on the plat to include the City, County, and State as requested by the City Surveyor.

PZ11-P-05/08-17-05MBC